



**ROBERT HOLMES**  
& COMPANY

## 3 Copperfield Court, 146-148 Worples Road Wimbledon, London SW20 8QA



**::NO CHAIN::** A spacious 3 bedroom ground floor flat which has just had all bedrooms, bathrooms and living spaces re painted, with its own separate entrance, with balcony and separate garage located close to Raynes Park station and within easy reach of the Village and Wimbledon town centre and mainline station

- Reception room with balcony
- Kitchen/breakfast room
- 3 bedrooms
- 2 bath/shower rooms (1 e/s)
- Garage
- Communal gardens
- Own separate entrance

**£575,000**

**Share of Freehold**

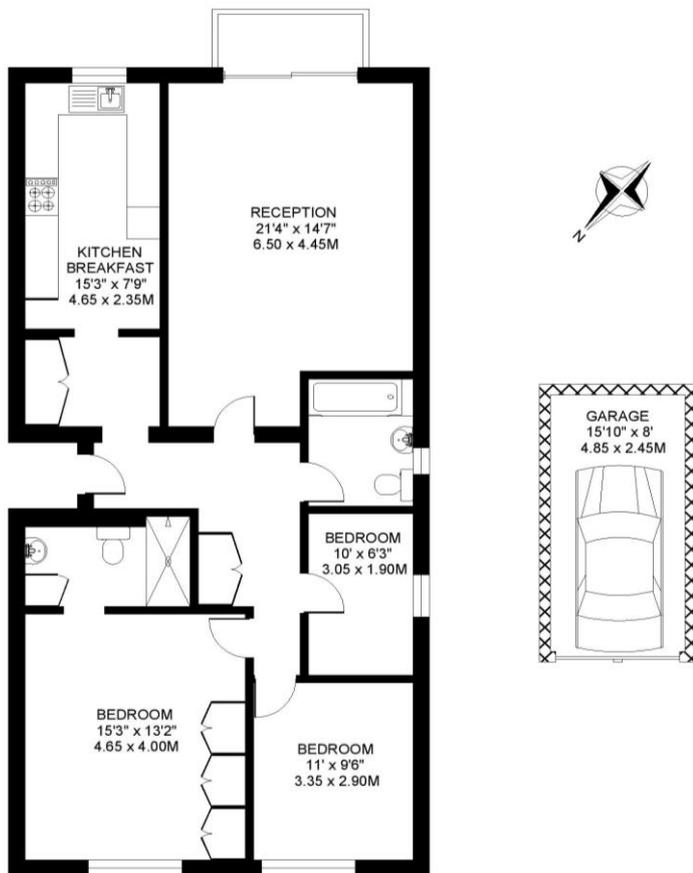
The freehold for this property is 999 years from 25 December 1983.

### 3 COPPERFIELD COURT, 146-148 WORPLE ROAD, WIMBLEDON, LONDON SW20 8QA

This spacious 3 bedroom ground floor apartment is conveniently located for Raynes Park underground station, and is within walking distance of the Village with its boutiques, restaurants and cafes and the town centre with its comprehensive shopping facilities and mainline station which provides fast and easy access to the City and the West End (Waterloo 12-15 mins). The area is served by a number of very good schools and recreational facilities are in good supply.

The property has recently had all bedrooms, bathrooms, kitchen and livings spaces newly painted. The accommodation currently comprises a spacious reception room with balcony overlooking the communal gardens; a kitchen/breakfast room with fitted units; the master bedroom with a range of fitted wardrobes and an en-suite bathroom; two further bedrooms and a family bathroom. The property has the benefit of a garage.

APPROXIMATE INTERNAL FLOOR AREA  
1090 SQ.FT. / 101.3 SQ.M.  
PLUS GARAGE 128 SQ.FT. / 11.9 SQ.M.  
TOTAL AREA SHOWN ON PLAN  
1218 SQ.FT. / 113.2 SQ.M.



GROUND FLOOR



FLOOR PLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS LIMITED. MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE.

**VIEWINGS:** By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? [www.robertholmes.co.uk](http://www.robertholmes.co.uk). If you give us your e-mail address we will be able to send you immediate news of our latest instructions. **N.B.** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.